

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

8 TUPONG PLACE ROSEBUD VIC 3939

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,250,000

&

\$1,295,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$790,000

Property type

House

Suburb

Rosebud

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

Date of sale

9 TUPONG PLACE ROSEBUD VIC 3939	\$1,250,000	09-Oct-25
2 FERNWOOD PLACE ROSEBUD VIC 3939	\$1,285,000	28-Oct-25

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 16 February 2026



## 9 TUPONG PLACE ROSEBUD VIC 3939

 4  2  2

Sold Price

**\$1,250,000**

Sold Date

**09-Oct-25**

Distance

**0.02km**



## 2 FERNWOOD PLACE ROSEBUD VIC 3939

 1  2  2

Sold Price

**\$1,285,000**

Sold Date

**28-Oct-25**

Distance

**0.15km**

RS = Recent sale

UN = Undisclosed Sale

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